

Sanpete County Planning Commission

March 11, 2009

6:30 P.M.

Present: Steve Anderson, Chair; excused
Garth Sorenson
Dale Lewis
Gene Jacobsen
Joseph Scholes
Thell Stewart
Bart Nelson
Mary Anderson

Lee Holmstead, County Zoning Administrator
Scott Olsen
Selma Jorgensen, Deputy Clerk

Meeting called to order by Garth Sorenson.

ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA

Zoning Administrator Lee Holmstead is present and reviews the agenda items.

APPROVAL OF MINUTESAPPROVAL OF MINUTESAPPROVAL OF MINUTESAPPROVAL OF MINUTES

Motion is made by Thell Stewart to approve the Planning Commission Minutes of February 11, 2009. Motion seconded by Mary Anderson, the motion passed.

THOMAS CARMODY'S REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT ON PROPERTY SOUTH OF EPHRAIM IN THE BUSINESS/COMMERCIAL ZONE

Thomas Carmody is not present. Scott Olsen reviewed Mr. Carmody's request for a conditional use permit. Mr. Olsen explained that Mr. Carmody can build a single family dwelling in this zone with a conditional use permit in accordance with the Sanpete County land use matrix. He has five parcels in this zone which are all contiguous and would like approval on all parcels. Mary Anderson asked about water on this property. Gene Jacobsen made the motion to approve the conditional use permit. Dale Lewis seconded the motion. Motion passed. Dale Lewis suggested that a condition be added that there can be no open venue for complaints against current or future commercial adventures in this area. Garth Sorensen asked if anyone was against adding this condition to the permit. All agreed to add this condition.

THOMAS CARMODY'S REQUEST FOR APPROVAL OF A 4-LOT MINOR SUBDIVISION ON PROPERTY SOUTH OF EPHRAIM

Scott Olsen reviewed Mr. Carmody's request for approval of a 4-lot minor subdivision. The property is in the Business/Commercial Zone. He has four parcels that he is combining and realigning the lot-lines to make the four lots. He has all required documents. Mr. Olsen presented the mylar and explained Mr. Carmody's plans for the property. Mr. Holmstead stated that Mr. Carmody needs to build a road before he can bring this issue before the Sanpete County Commissioners. Discussion ensued. Paul Thompson asked about the road going to the property, will it be a dirt road, graveled, or paved. Mr. Holmstead explained that it will probably be graveled. Dale Lewis made a motion to approve the 4-lot minor subdivision. Joseph Scholes seconded the motion. Motion passed

WORK MEETING: DISCUSSION OF CITIES IN THE COUNTY WITHOUT BUFFER ZONES

Lee Holmstead stated that he spoke with Ross Blackham, Sanpete County Attorney, and Mr. Blackham said that we cannot decide the buffer zones for cities unless the city requests a buffer zone. Dale Lewis expressed his concerns. Gene Jacobsen reviewed the fact that we have invited city representatives to meet with the planning commission to discuss buffer zones, but some did not even care to show at a meeting. Discussion ensued.

Steve Frischknecht, Sanpete County Commissioner, appeared at the meeting later. Gene Jacobsen expressed his frustration and feelings shared by the other Planning Commission Members concerning the change of the ordinance regarding youth homes, etc. Discussion ensued.

Garth Sorenson suggested that the Sanpete County Commissioners meet with the Planning Commission to discuss buffer zones around cities in the county; as well as, re-addressing the ordinance change concerning youth homes, etc. Mr. Frischknecht agreed to invite the other commissioners and Ross Blackham to a meeting. Mr. Sorenson suggested that this meeting be held on March 25, 2009 at 6:30 p.m. All agreed.

With no further business before the Planning Commission, motion to adjourn is made by Garth Sorenson. Motion seconded by Mary Anderson. Motion passed.

The meeting adjourned at 7:30 P.M.